



Connells

Kestrel Way
Sandy



Property Description Entrance Hall

Double glazed door upon entry, radiator, storage under stairs, wooden flooring

Cloakroom

Consisting of toilet & basin within storage unit, frosted double glazed window, radiator.

Lounge

20' 4" Max x 10' 11" (6.20m Max x 3.33m)

Large double glazed window within squared bay, double doors to entrance hall and kitchen, radiator, bamboo wooden flooring.

Kitchen/ Diner

26' 5" Max x 11' 9" (8.05m Max x 3.58m)

Modern fitted kitchen with a range of wall and floor units with integrated appliances consisting of fridge/freezer, eye level Bosch oven, Bosch microwave/oven and Bosch food/plate warmer, eye level beer pump, dishwasher, hob inset to kitchen island unit with extractor overhead. Sink inset to work surface with flexible hose tap with double glazed window above overlooking the rear garden, multiple electric points including units inset with the work surfaces with points and USB, mirrored wall mounted radiator, further radiator, LED lighting within kitchen kickboards, double glazed French doors leading to the conservatory & rear garden.

Utility Room

8' 9" x 8' 2" (2.67m x 2.49m)

Matching wall and floor kitchen units with space for washing machine. Sink inset to work surface, double glazed window and door to the side, radiator.

Conservatory

11' 4" Max x 8' (3.45m Max x 2.44m)

Double glazed unit with double glazed ceiling with self cleaning glass, double glazed French doors leading to the rear garden.

Bedroom Two

14' 3" x 7' 7" (4.34m x 2.31m)

Double glazed window and skylight overhead, fitted shower unit with glass screen door, radiator, wooden flooring.

Landing

Double glazed frosted window, radiator, loft hatch overhead, storage cupboard housing the Eco-Elite combination boiler with shelving in front.

Bedroom One

12' 1" x 9' 1" To Wardrobes (3.68m x 2.77m To Wardrobes)

Large fitted wardrobes with a range of hanging and storage options, double glazed window, radiator, bamboo wooden flooring.

Ensuite

Consisting of toilet, basin within storage unit, large walk in shower with glass screen and electric shower unit. Wall mounted towel rail radiator, frosted double glazed window, extractor, shaving point.

Bedroom Three

10' 10" x 9' 6" (3.30m x 2.90m)

Double glazed window overlooking the rear garden, radiator.

Bedroom Four

8' x 7' 4" (2.44m x 2.24m)

Double glazed window overlooking the rear garden, radiator.

Bedroom Five

8' 9" x 6' 5" (2.67m x 1.96m)

Double glazed window, radiator, bamboo wooden flooring.

Bathroom

Consisting of toilet, basin within storage unit, bath with shower attachment. Wall mounted towel rail radiator, shaving point, extractor fan.

Rear Garden

Well-presented garden with initial patio area and further patio area to the rear, otherwise mainly laid to lawn with established flowers beds to the borders. Large storage shed/unit, side access via secure metal gate, outside tap, water butt connected to down pipe, electric points.

Front Garden

Off street parking for multiple cars with flower beds to the sides.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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